

178.0

0007

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

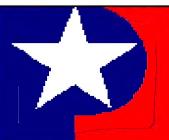
836,100 / 836,100

USE VALUE:

836,100 / 836,100

ASSESSED:

836,100 / 836,100



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 93 |        | DOW AVE, ARLINGTON    |

| OWNERSHIP |               | Unit #: |
|-----------|---------------|---------|
| Owner 1:  | COOK JOANNE M |         |
| Owner 2:  | COOK ROY F    |         |
| Owner 3:  |               |         |

|           |               |
|-----------|---------------|
| Street 1: | 93 DOW AVENUE |
| Street 2: |               |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov:  | MA        |
| Postal:   | 02476     |

|                |                 |
|----------------|-----------------|
| PREVIOUS OWNER |                 |
| Owner 1:       | COOK JOANNE M - |
| Owner 2:       | -               |
| Street 1:      | 93 DOW AVENUE   |
| Twn/City:      | ARLINGTON       |
| St/Prov:       | MA              |
| Postal:        | 02476           |

|   |  |
|---|--|
| NARRATIVE DESCRIPTION   |  |
| This parcel contains 5,857 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1966, having primarily Vinyl Exterior and 2524 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |

|                  |           |
|------------------|-----------|
| PROPERTY FACTORS |           |
| Item             | Code      |
| Z                | R1        |
| o                | SINGLE FA |
| n                | 100       |
| Census:          | water     |
| Flood Haz:       | Sewer     |
| D                | Electri   |
| s                | Exempt    |
| t                |           |

|        |   |       |
|--------|---|-------|
| Topo   | 1 | Level |
| Street |   |       |
| Gas:   |   |       |

|                                   |                      |
|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) |                      |
| Use Code                          | Description LUC Fact |

|           |     |          |        |     |            |          |            |                    |
|-----------|-----|----------|--------|-----|------------|----------|------------|--------------------|
| 5/18/2010 | 469 | Redo Kit | 12,000 | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
| 5/9/1997  | 245 |          | 35,000 |     |            |          |            | 18X20 RM+WDK+GARAG |
| 1/17/1997 | 29  |          | 2,500  |     |            |          |            | REMODEL DORMER     |

|       |                                |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
|-------|--------------------------------|

|                    |             |           |           |           |            |            |     |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|--------------------|-------------|-----------|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Depth / PriceUnits | No of Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 5857               |             | Sq. Ft.   | Site      | 0         | 70.        | 1.027      |     |       |            |           |        |   |        |   |        |   | 416,997         |           |   |           |        |      | 417,000   |       |

Total AC/HA: 0.13446

Total SF/SM: 5857

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 416,997

Spl Credit

Total: 417,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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|                                 |                 |   |     |                           |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
|---------------------------------|-----------------|---|-----|---------------------------|-------------------|------|-----|--|---------------------|---------|------|----------------------|------|-------|------------|------------|--------------|--|--|
| <b>EXTERIOR INFORMATION</b>     |                 |   |     | <b>BATH FEATURES</b>      |                   |      |     | <b>COMMENTS</b>                            |                     |         |      | <b>SKETCH</b>        |      |       |            |            |              |  |  |
| Type: 6                         | - Colonial      |   |     | Full Bath: 1              | Rating: Good      |      |     | 1-STEAM/GAS; 1-FHA/GAS; PDAS; JACUZZI TUB. |                     |         |      |                      |      |       |            |            |              |  |  |
| Sty Ht: 2                       | - 2 Story       |   |     | A Bath: 1                 | Rating: Fair      |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| (Liv) Units: 1                  | Total: 1        |   |     | 3/4 Bath: 1               | Rating: Good      |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Foundation: 1 - Concrete        |                 |   |     | A 3QBth:                  | Rating:           |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Frame: 1 - Wood                 |                 |   |     | 1/2 Bath: 1               | Rating: Average   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Prime Wall: 4 - Vinyl           |                 |   |     | A HBth:                   | Rating:           |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Sec Wall:                       |                 |   |     | OthrFix:                  | Rating:           |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Roof Struct: 1 - Gable          |                 |   |     | <b>OTHER FEATURES</b>     |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Roof Cover: 1 - Asphalt Shgl    |                 |   |     | Kits: 1                   | Rating: Very Good |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Color: WHITE                    |                 |   |     | A Kits:                   | Rating:           |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| View / Desir:                   |                 |   |     | Fpl: 1                    | Rating: Average   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| <b>GENERAL INFORMATION</b>      |                 |   |     | WSFlue:                   | Rating:           |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Grade: C - Average              |                 |   |     | <b>CONDOS INFORMATION</b> |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Year Blt: 1966                  | Eff Yr Blt:     |   |     | Location:                 |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Alt LUC:                        |                 |   |     | Total Units:              |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Jurisdct: G12                   | Fact: .         |   |     | Floor:                    |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Const Mod:                      |                 |   |     | % Own:                    |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Lump Sum Adj:                   |                 |   |     | Name:                     |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| <b>INTERIOR INFORMATION</b>     |                 |   |     | <b>DEPRECIATION</b>       |                   |      |     | <b>REMODELING</b>                          |                     |         |      | <b>RES BREAKDOWN</b> |      |       |            |            |              |  |  |
| Avg Ht/FL: STD                  |                 |   |     | Phys Cond: GD - Good      | 18. %             |      |     | Exterior:                                  | No Unit             |         |      | RMS                  | BRS  | FL    |            |            |              |  |  |
| Prim Int Wall: 1 - Drywall      |                 |   |     | Functional:               |                   |      |     | Interior:                                  | 1                   |         |      | 9                    | 3    |       |            |            |              |  |  |
| Sec Int Wall:                   |                 |   |     | Economic:                 |                   |      |     | Additions:                                 |                     |         |      |                      |      |       |            |            |              |  |  |
| Partition: T - Typical          |                 |   |     | Special:                  |                   |      |     | Kitchen:                                   |                     |         |      |                      |      |       |            |            |              |  |  |
| Prim Floors: 3 - Hardwood       |                 |   |     | Override:                 |                   |      |     | Baths:                                     |                     |         |      |                      |      |       |            |            |              |  |  |
| Sec Floors:                     |                 |   |     | Total:                    | 18.6 %            |      |     | Plumbing:                                  |                     |         |      |                      |      |       |            |            |              |  |  |
| Bsmnt Flr: 12 - Concrete        |                 |   |     | <b>CALC SUMMARY</b>       |                   |      |     | Electric:                                  |                     |         |      |                      |      |       |            |            |              |  |  |
| Subfloor:                       |                 |   |     | Basic \$ / SQ: 125.00     |                   |      |     | Heating:                                   |                     |         |      |                      |      |       |            |            |              |  |  |
| Bsmnt Gar:                      |                 |   |     | Size Adj.: 1.06600630     |                   |      |     | General:                                   |                     |         |      |                      |      |       |            |            |              |  |  |
| Electric: 3 - Typical           |                 |   |     | Const Adj.: 0.98990101    |                   |      |     | <b>COMPARABLE SALES</b>                    |                     |         |      |                      |      |       |            |            |              |  |  |
| Insulation: 2 - Typical         |                 |   |     | Adj \$ / SQ: 131.905      |                   |      |     | Rate                                       | Parcel ID           | Typ     | Date | Sale Price           |      |       |            |            |              |  |  |
| Int vs Ext: S                   |                 |   |     | Other Features: 120885    |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Heat Fuel: 2 - Gas              |                 |   |     | Grade Factor: 1.00        |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Heat Type: 5 - Steam            |                 |   |     | NBHD Inf: 1.00000000      |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| # Heat Sys: 2                   |                 |   |     | NBHD Mod:                 |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| % Heated: 100                   |                 |   |     | LUC Factor: 1.00          |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Solar HW: NO                    | Central Vac: NO |   |     | Adj Total: 514879         |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| % Com Wall                      | % Sprinkled:    |   |     | Depreciation: 95767       |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
|                                 |                 |   |     | Depreciated Total: 419111 |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| <b>MOBILE HOME</b>              |                 |   |     | Make:                     |                   |      |     | WtAv\$/SQ:                                 | AvRate:             | Ind.Val |      |                      |      |       |            |            |              |  |  |
|                                 |                 |   |     | Model:                    |                   |      |     | Juris. Factor: 1.00                        | Before Depr: 131.91 |         |      |                      |      |       |            |            |              |  |  |
|                                 |                 |   |     | Serial #:                 |                   |      |     | Special Features: 0                        | Val/Su Net: 99.31   |         |      |                      |      |       |            |            |              |  |  |
|                                 |                 |   |     | Year:                     |                   |      |     | Final Total: 419100                        | Val/Su SzAd: 166.05 |         |      |                      |      |       |            |            |              |  |  |
|                                 |                 |   |     | Color:                    |                   |      |     | <b>PARCEL ID</b> 178.0-0007-0020.0         |                     |         |      |                      |      |       |            |            |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                 |   |     |                           |                   |      |     |  |                     |         |      |                      |      |       |            |            |              |  |  |
| Code                            | Description     | A | Y/S | Qty                       | Size/Dim          | Qual | Con | Year                                       | Unit Price          | D/S     | Dep  | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |  |  |
| 2                               | Frame Shed      | D | Y   | 1                         | 6X10              | A    | AV  | 2000                                       | 0.00                | T       | 15.2 | 101                  |      |       |            |            |              |  |  |
| More: N                         |                 |   |     | Total Yard Items:         |                   |      |     | Total Special Features:                    |                     |         |      | Total:               |      |       |            |            |              |  |  |

**SUB AREA**

| Code                     | Description  | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------------|--------------|-----------|-----------|--------------|----------|--------|---------|--------|----|-------|
| BMT                      | Basement     | 1,424     | 39.570    | 56,350       |          |        |         |        |    |       |
| FFL                      | First Floor  | 1,424     | 131.910   | 187,833      |          |        |         |        |    |       |
| SFL                      | Second Floor | 872       | 131.910   | 115,021      |          |        |         |        |    |       |
| WDK                      | Deck         | 240       | 10.060    | 2,415        |          |        |         |        |    |       |
| TQS                      | 3/4 Story    | 228       | 131.910   | 30,074       |          |        |         |        |    |       |
| EFP                      | Enclos Porch | 32        | 71.870    | 2,300        |          |        |         |        |    |       |
| Net Sketched Area: 4,220 |              |           |           | Total:       | 393,993  |        |         |        |    |       |
| Size Ad                  | 2524         | Gross Are | 4296      | FinArea      | 2524     |        |         |        |    |       |

**IMAGE**

**AssessPro Patriot Properties, Inc**